


COUNCIL COMMUNICATION

	Number:	23-379	Meeting:	August 7, 2023
	Agenda Item:	37	Roll Call:	[]
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Approving second amendment to purchase and sale contract between Nationwide Mutual Insurance Company and City of Des Moines, Iowa, dated September 12, 2022.

SYNOPSIS:

On September 12, 2022, the City Council approved a purchase agreement for an office building and parking garage located at 1200 Locust Street and 1200 Mulberry Street respectively as well as the assignment of a parking lot lease at 13th Street and Walnut Street. The City Council approved the First Amendment to this agreement on May 30, 2023.

This amendment contains four amended terms:

- Extends the due diligence period to October 31, 2023.
- Adds the purchase of the parking lot at 1300 Locust at no additional cost to the City of Des Moines.
- Sets the closing date on the surface parking lot and the office building to on or before December 28, 2023.
- Sets the closing date of the parking garage to on or before December 30, 2024.

FISCAL IMPACT:

Amount: The purchase price is unchanged from the original agreement:

- 1200 Locust Street and the Assignment of Parking Lot Lease: \$30,000,000
 - Includes earnest money in the amount of \$106,000
- 1200 Mulberry Street: \$10,600,000

Funding Source: Public hearings on capital loan notes, general obligation bonds, and general obligation urban renewal bonds are also scheduled for the August 7, 2023 City Council meeting.

ADDITIONAL INFORMATION:

- All remaining terms of the Agreement and First Amendment remain unchanged.

PREVIOUS COUNCIL ACTION(S):

Date: May 30, 2023

Roll Call Number: [23-0786](#)

Action: [Approving](#) First Amendment to purchase and sale contract with Nationwide Mutual Insurance Company dated September 12, 2022. ([Council Communication No. 23-272](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Consideration of professional services agreement for architectural services and approvals related to future building modifications.

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